

**MEETING OF THE FORT LAUDERDALE  
COMMUNITY REDEVELOPMENT AGENCY  
8<sup>TH</sup> FLOOR CONFERENCE ROOM  
CITY HALL**

**THURSDAY, APRIL 14, 2005 – 5:30 P.M.**

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Chairman Naugle called the meeting to order at approximately 5:30 p.m. Roll was called and a quorum was present.

Present: Chairman Jim Naugle  
Vice Chair Christine Teel  
Commissioner Dean J. Trantalis  
Commissioner Carlton B. Moore  
Commissioner Cindi Hutchinson

Absent: None

Also Present: George Gretsas, City Manager  
Harry A. Stewart, City Attorney  
Jonda K. Joseph, City Clerk  
Alfred Battle, Director, Community Redevelopment Agency

Chairman Naugle said they received a request to discuss Item #11 first at today's meeting.

**Flagler Heights Park OS -22**

**Motion** made by Commissioner Moore and seconded by Commissioner Hutchinson to approve a \$423,000 CRA Contribution toward the purchase of Flagler Heights Park and Reallocation of funds in the CRA Strategic Finance Plan and Budget to Purchase the Park Property.

Roll call showed: YEAS: Commissioner Hutchinson, Vice Chairman Teel, Commissioners Trantalis and Moore, and Chairman Naugle. NAYS: None.

**Approval of Minutes of the CRA for Central Beach September 21, 2004 Regular Board Meeting and the NWPF Area January 11, 2005 Regular Board Meeting**

**Motion** made by Commissioner Hutchinson and seconded by Commissioner Moore to approve the minutes of the Central Beach September 21, 2004 and the NWPF January 5, 2005 Regular CRA Board Meetings.

Roll call showed: YEAS: Commissioner Hutchinson, Vice Chairman Teel, Commissioners Trantalis and Moore, and Chairman Naugle. NAYS: None.

**Notice to Dispose of Public Property – Vacant Lots at 537, 547 and 551 NW 7<sup>th</sup> Terrace**

**Motion** made by Commissioner Trantalis and seconded by Commissioner Hutchinson to approve the posting and advertising of a Notice to Dispose of the public property at 537, 547, and 551 NW 7<sup>th</sup> Terrace and invite proposals for its development.

Commissioner Moore asked if these three properties were being posted in regard to providing opportunity for the development of single-family homes.

It was explained that the posting of these opportunities is for the development of projects to be consistent with the redevelopment along the Sistrunk Corridor, and not necessarily for single-family homes. Mixed-use development could occur.

Roll call showed: YEAS: Commissioner Hutchinson, Vice Chairman Teel, Commissioners Trantalis and Moore, and Chairman Naugle. NAYS: None.

**Notice to Dispose of Public Property – Vacant Lots at 740 NW 6<sup>th</sup> Street and 538 NW 8<sup>th</sup> Avenue**

**Motion** made by Commissioner Hutchinson and seconded by Commissioner Moore to approve the posting and advertising of a Notice to Dispose of the public property at 740 NW 6<sup>th</sup> Street and 538 NW 8<sup>th</sup> Avenue and invite proposals for its development.

Roll call showed: YEAS: Commissioner Hutchinson, Vice Chairman Teel, Commissioners Trantalis and Moore, and Chairman Naugle. NAYS: None.

**Notice to Dispose of Public Property – Vacant Lots at 401 NW 6<sup>th</sup> Street**

**Motion** made by Commissioner Hutchinson and seconded by Commissioner Moore to approve the posting and advertising of a Notice to Dispose of the public property at 401 NW 6<sup>th</sup> Street and invite proposals for its development.

Roll call showed: YEAS: Commissioner Hutchinson, Vice Chairman Teel, Commissioners Trantalis and Moore, and Chairman Naugle. NAYS: None.

**1025 1033 NW 6<sup>th</sup> Street – Agreement for Development of Property Between the CRA and Right Development Corp. LLC – Assignment of right to enter into an agreement with EEC Group, LLC**

**Motion** made by Commissioner Moore and seconded by Commissioner Hutchinson to approve an Assignment of Agreement between the Fort Lauderdale Community Redevelopment Agency and Right Development Corp. LLC to EEC Group, LLC.

Roll call showed: YEAS: Commissioner Hutchinson, Vice Chairman Teel, Commissioners Trantalis and Moore, and Chairman Naugle. NAYS: None.

**Task Order for the Flagler Heights Precinct Plan – Project 106979**

**Motion** made by Commissioner Moore and seconded by Commissioner Hutchinson to authorize additional services not to exceed \$40,000 to Glatting Jackson to cover expenses and to finalize the Precinct Plan for Flagler Heights with proposed code amendments to regulate future development for that portion of Flagler Heights (RAC-UV and a portion of the RAC-CC) located within the CRA.

YEAS: Commissioner Hutchinson, Vice Chairman Teel, Commissioners Trantalis and Moore, and Chairman Naugle. NAYS: None.

**Sistrunk Boulevard (NW/NE 6<sup>th</sup> Street) Project 10448 – Joint Participation Agreement with Florida Department of Transportation (FDOT)**

**Motion** made by Commissioner Moore and seconded by Commissioner Teel to approve authorization for the funds available in the Sistrunk Boulevard/NE 6<sup>th</sup> Street Streetscape and Enhancement Project 10048 as a 50% City match for the bus stop grant from Florida Department of Transportation (FDOT).

Commissioner Moore said they were working diligently with the County in an attempt to address the Commission's concerns regarding the engineering. Commissioner Hutchinson said that she had not yet seen the counts. Commissioner Moore said he had not seen them either, but he was informed they were taking place. He asked if monies would be obtained from the State to assist in this project.

Alfred Battle, Director CRA, confirmed.

Roll call showed: YEAS: Commissioner Hutchinson, Vice Chairman Teel, Commissioners Trantalis and Moore, and Chairman Naugle. NAYS: None.

**Notice to Dispose of Public Property – Vacant Lot at 1534 NW 6<sup>th</sup> Street**

**Motion** made by Commissioner Moore and seconded by Commissioner Hutchinson to approve confirmation of Mount Olive Development Corp. (MODCO) as the proposed developer.

Commissioner Moore said this is a great organization.

Roll call showed: YEAS: Commissioner Hutchinson, Vice Chairman Teel, Commissioners Trantalis and Moore, and Chairman Naugle. NAYS: None.

**Motion** made by Commissioner Moore and seconded by Commissioner Hutchinson to authorize CRA staff to proceed with developing the Terms of Agreement that would be reviewed by the CRA Advisory Board and the CRA Board for approval.

Roll call showed: YEAS: Commissioner Hutchinson, Vice Chairman Teel, Commissioners Trantalis and Moore, and Chairman Naugle. NAYS: None.

**Flagler Village Improvement Association Marketing Contribution**

**Motion** made by Commissioner Moore and seconded by Commissioner Hutchinson to approve a contribution of \$100,000, per the CRA Strategic Finance Plan, to cover a

portion of costs for marketing and promotion collateral produced to support the development of the Flagler Heights (Village) area.

Commissioner Moore asked if everything has been done to permit the type of marketing that everyone wanted for the area.

The City Attorney said that one of the issues is that the City Attorney's Office had to continue drafting the language for the ordinance to permit the type of signage that is being recommended for the area.

Roll call showed: YEAS: Commissioner Hutchinson, Vice Chairman Teel, Commissioners Trantalis and Moore, and Chairman Naugle. NAYS: None.

**2003-04 CRA Annual Report**

**Motion** made by Commissioner Moore and seconded by Commissioner Hutchinson to authorize the filing of the 2003-04 CRA Annual Report with the appropriate government officials and taxing entities.

Roll call showed: YEAS: Commissioner Hutchinson, Vice Chairman Teel, Commissioners Trantalis and Moore, and Chairman Naugle. NAYS: None.

There being no further business to come before this Board, the meeting was adjourned at 5:40 p.m.

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Jim Naugle  
Chairman

ATTEST:

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Jonda K. Joseph  
City Clerk